

Single Family Residence

RESIDENTIAL

1502 RIVER ROCK DR

MONTROSE, CO 81403

\$476,749

TopHap Estimate · \$297 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,603 ft²

LIVING AREA

0.17 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

VALUATION

\$477K

\$445K low

\$509K high

Last Sale

\$255,900 · Sep 5, 2018

Est. Owner Equity

\$233,314

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,238 (2025)
Assessed Value	\$33,460
Previous Assessed	\$25,840
Assessor Market Value	\$474,690

PROPERTY FACTS

Property Type	Single Family Residence
County	MONTROSE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2018	Resale	Warranty Deed	\$255,900	\$160	\$251K
Jan 29, 2018	Resale	Warranty Deed	\$35,000	\$22	\$35K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oak Grove Elementary School	Elementary	KG–5	1.6 mi
Montrose High School	High	9–12	1.6 mi
Columbine Middle School	Middle	6–8	2.1 mi

District: Montrose County School District Re-1j

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 81403

67 CRIME INDEX	90 AIR POLLUTION	13,179 POPULATION	\$74K MEDIAN IN-COME	45°F AVG TEMP	81% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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